



THE
VICTORIAN
SOCIETY
NEW YORK

c/o Village Alliance
8 East 8th Street
New York, NY 10003

www.vicsocny.org

LPC-26-07016 -- 375 Lafayette Street, NoHo Historic District Extension, Manhattan

Good afternoon commissioners, _____ for the Victorian Society New York.

The Victorian Society New York objects to the size of the proposed new buildings. They are not appropriate in height or massing to the character of the NoHo Historic District. The applicants went to great lengths to describe in words why these buildings are appropriate and contextual in scale to the district. Yet practically every image they showed put the lie to that point of view. It's important to remember that the allowable zoning envelope is irrelevant to historic and architectural appropriateness as defined in the Landmarks Law.

We appreciate how the façade design and materiality references neighboring historic buildings such as 670 Broadway and 399 Lafayette. The proposal does, however, reduce these references to a monotonous detailing, which seems to extend forever down the block. That, and the massive scale of the proposed buildings detracts from the efforts to establish a sense of cohesion with the existing buildings.

The existing historic buildings that are larger have of course the great richness of detail, materiality, and articulation that makes them historic. That's why they're designated and why they are appropriate and fitting to the context of the historic district. This building includes none of these kinds of features.

This proposal would greatly disrupt the character of the neighborhood. These buildings would overwhelm the nearby early nineteenth century commercial buildings and Federal style row houses, which are significantly smaller in scale. The height of these new buildings needs to be decreased, and the articulation of the façade increased to break down its scale. That would help it fit the context of the existing historic district.